

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1960

Wednesday, January 19, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 2nd Vice Chairman	Ballard Broussard	Gardner Hester	Linker, Legal Counsel
Doherty, Chairman	Neely	Jones	
Harris		Stump	
Horner			
Midget, Mayor's Designee			
Pace			
Parmeale, 1st Vice Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, January 18, 1994, at 1:24 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:31 p.m.

**Minutes:**

Approval of the minutes of January 5, 1994, Meeting No. 1958:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Harris, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Horner, Midget, Neely "absent") to **APPROVE** the minutes of the meeting of January 5, 1994 Meeting No. 1958.

**REPORTS:**

Chairman's Report:

Chairman Doherty instructed Staff to adjust the Planning Commission meeting calendar since it appears there will be a lack of quorum due to many of the Planning Commissioners attending the APA National Planning Conference on April 20, 1994.

Committee Reports

Due to the length of today's meeting Chairman Doherty announced that the Budget and Work Program and Comprehensive Plan Committees will not meet in work session at the conclusion of today's meeting, but will consider the scheduled business on January 26, 1994 at 11:30 a.m. in the INCOG offices, 201 West 5th Street.

Director's Report:

Mr. Gardner reminded the Planning Commission of the annual reception of Oklahoma State Legislators to be held January 21, 1994.

**SUBDIVISIONS:**

**PRELIMINARY PLAT:**

**The Harmon Foundation Science Center (PUD-276-A) (2293) Mansur (PD-6)(CD-7)**  
Northeast corner of East 41st Street South and South Hudson Avenue.

Jones presented the plat with Tom Mansur in attendance at the TAC meeting.

Canahl recommended new language be substituted on the face of the plat in regards to detention (a copy was given to Mansur).

Miller recommended a 17.5' utility easement along South Hudson Avenue.

Garrison recommended that television cable be added to the restrictive covenants.

This plat contains one lot and one block, is approximately 2.75 acres in size and has an underlying zoning of CS, OM and PUD-276-A. This plat was given Preliminary Plat approval by the TMAPC on September 16, 1993. Due to some minor changes, it was decided to refile the Preliminary Plat for TAC and TMAPC review.

Staff would offer the following comments and/or conditions:

1. Not a condition of this plat, but applicant should assure himself that the underlying plat is vacated or does not create a title problem by replatting (advisory only).
2. All conditions of PUD-276-A shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
4. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
6. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).

9. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
10. Street names shall be approved by the Department of Public Works and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
13. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
14. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. The key or location map shall be complete.
18. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
19. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
20. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of CANAHL, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY PLAT of THE HARMON FOUNDATION SCIENCE CENTER, subject to all conditions listed

Chairman Doherty announced that he would be abstaining from this item.

The applicant was present and expressed agreement with Staff recommendation.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Harris, Pace, Parmele, Wilson "aye"; no "nays"; Doherty "abstaining"; Ballard, Broussard, Horner, Midget, Neely "absent") to **APPROVE** the Preliminary Plat of The Harmon Foundation Science Center subject to conditions recommended by Staff.

\* \* \* \* \*

**96th Street North Elementary School (1814) Lewis** (PD-15)(County)  
East of the northeast corner of North Mingo Road and East 96th Street North.

Jones presented the plat with Bill Lewis in attendance at the TAC meeting.

Rains asked if the parking lot could be redesigned so not to access east 96th Street North and Lewis replied it has already been drawn and should go out for bids next week.

Jones pointed out changes needed on the face of the plat.

This 11.79-acre subdivision contains one lot and has been approved in PUD-469 for a public elementary school. Although not within the City of Owasso, it is anticipated that the site will be served by water and sewer service by the City.

Staff would offer the following conditions and/or recommendations:

1. Identify surrounding unplatted property.
2. Show 60' building line on East 96th Street North.
3. All conditions of PUD-469 shall be met prior to the release of the final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
4. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
6. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.
7. Street names shall be approved by the Department of Public Works/County Engineer and shown on plat.
8. All curve data, including corner radii, shall be shown on final plat as applicable.

9. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
10. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
11. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the County Engineer. Include applicable language in covenants.
12. It is recommended that the developer coordinate with the County Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
13. Street lighting in this subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
14. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
15. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department, (percolation tests required prior to preliminary approval) or by the City of Owasso.
16. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
17. The method of water supply and plans therefore shall be approved by the City/County Health Department or by the City of Owasso.
18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
21. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
22. This plat has been referred to Owasso because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
23. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
24. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of FIELDS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY PLAT of 96th STREET NORTH ELEMENTARY SCHOOL, subject to all conditions listed above.

There were no interested parties in attendance.

**TMAPC Action; 6 members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Carnes, Doherty, Harris, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Horner, Midget, Neely "absent") to APPROVE the Preliminary Plat of 96th Street North Elementary School subject to conditions recommended by Staff.

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**WAIVER REQUEST: SECTION 213 AND SECTION 260:**

**CBOA-1205 Charles Page Home Acres I (991)** (PD-23)(County)  
West of the northwest corner of 129th West Avenue and the Keystone Expressway.

Jones presented the request with two representatives of the church in attendance at the TAC meeting.

Miller pointed out that an existing gas line is approximately 20' within the property line.

This request is the result of a Tulsa County Board of Adjustment application to permit church use in an RS zoned district. The church has existed for approximately 30 years and is now planning to add a second story to part of a building.

Staff would recommend APPROVAL of the Plat Waiver, subject to the following conditions:

1. Grading and/or drainage plan approval by the County Engineer in the permit process (if required).
2. Utility extensions and/or easements if needed.

On the MOTION of FRENCH, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PLAT WAIVER for CBOA-1205, subject to the above conditions.

The interested parties present did not wish to address the Planning Commission.

**TMAPC Action; 6 members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Carnes, Doherty, Harris, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Horner, Midget, Neely "absent") to APPROVE the Plat Waiver for CBOA-1205 subject to conditions recommended by Staff.

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**BOA-16547 and BOA-16555 thru BOA-16562 Tulsa Public Schools**

Various existing school locations.

Jones explained the requests and noted that area maps were in the agenda packets at the TAC meeting.

Cotner pointed out that Mitchell Elementary School is located in a regulatory flood plain and would need a watershed development permit.

French noted that East 31st Street South which abuts Skelly Elementary School does not contain full right-of-way according to the Major Street Plan.

On the MOTION of MILLER, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PLAT WAIVERS.

**TMAPC Action; 6 members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Carnes, Doherty, Harris, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Horner, Midget, Neely "absent") to APPROVE the Waiver of Plat for BOA #16547 and BOA-16555 thru BOA-16562 Tulsa Public Schools as recommended by Staff.

\* \* \* \* \*

**PUD-469 (Unplatted) (1814)**

**(PD-15)(County)**

East of the northeast corner of North Mingo Road and East 96th Street North.

This request is for the same property that the Preliminary Plat of 96th Street North Elementary School was reviewed. Because the Owasso School District would like to obtain a building permit as soon as possible and knowing that the plat has at least 45 additional days until it is ready for filing, a Plat Waiver is being processed.

Staff would recommend APPROVAL of the Plat Waiver subject to the condition that the Final Plat be filed of record prior to occupancy of the buildings.

On the MOTION of FIELDS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PLAT WAIVER for this area only of PUD-469, subject to the above condition.

There were no interested parties present.

**TMAPC Action; 8 members present:**

On MOTION of HARRIS, the TMAPC voted 8-0-0 (Carnes, Doherty, Harris, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to APPROVE the Waiver of Plat for the portion of PUD 469 owned by the Owasso School District as recommended by Staff.

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**LOT SPLIT FOR WAIVER:**

L-17808 James Bass (Unplatted) (1893)  
2304 S. Lewis Ave.

(PD-6)(CD-9)  
RS-2

Jones presented the application with Tom Tobias in attendance at the TAC meeting.

French pointed out that the Staff comments which state 35' of right-of-way in the area is in error. He points out that this property, which was not part of the subdivision, should be required to dedicate a minimum of 40' which is consistent to the north.

Jones added that if additional dedication is required, the applicant must return to the Board of Adjustment for additional relief.

This is a 125' X 130' unplatted lot. It fronts East 23rd Street South and South Lewis Avenue. Applicant plans to remove the existing house and split the tract into a west 60' and east 65' lot. The subdivision surrounding this lot was originally platted into 50' lots. Many of these lots have been split and recombined to form larger lots. There are still a number of 50' lots in the area as well as split lots which do not meet the RS-2 zoning requirements of a 75' lot and 9,000 SF. BOA approval of lot width, lot area and 85' setback required from Lewis is being requested. BOA recently approved a variance of the setback from Lewis for new construction and none of the existing lots along this portion of Lewis can meet this setback requirement. The Major Street Plan requires 50' of right-of-way and 35' is all that exists along the west side of Lewis in this area. Applicant is requesting waiver of Subdivision Regulations requiring dedication of right-of-way along Lewis.

Sewer exists to the south and an extension will be necessary or land access required. Applicant has begun preparations for an extension.

Staff recommends **APPROVAL** subject to the following conditions:

1. City Board of Adjustment approval of variance of the lot width to 60' and 65', variance of lot area from the required 9,000 SF, and variance of the required 85' setback from Lewis.
2. Waiver of the Subdivision Regulations requiring dedication of right-of-way on South Lewis Avenue.
3. Verification of sewer extension from the Department of Public Works.

On the MOTION of FRENCH, the Technical Advisory Committee voted unanimously to recommend DENIAL of the WAIVER REQUEST for L-17808.

Applicant's Comments

**Tom Tobias**

**1319 East 35th Street**

Mr. Tobias expressed disagreement with being required to dedicate 40' from centerline of Lewis for right-of-way. He cited examples of nearby lots with 35' of right-of-way and offered 35' of right-of-way for this property.

There was discussion among the Planning Commission as to the possibility of Lewis being improved in this area which would cause increased expense to the City to purchase future residences.

Mr. Jones noted a similar case one block to the south of the subject property which went to the BOA and was granted virtually the same variances as this applicant is requesting. He noted that the property already had 35' of right-of-way dedicated.

Mr. Gardner informed of a discrepancy on the map indicating 35' of right-of-way, whereas the diagram indicates 25'. He advised that probably the BOA and Staff was misled. Mr. Gardner stated that if the application is approved the applicant will still be required to obtain BOA approval for variance based on the new dimensions.

There were no interested parties in attendance.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-2-0** (Carnes, Harris, Horner, Midget, Pace, Parmele "aye"; Doherty, Wilson "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **APPROVE** the Waiver Request, subject to BOA approval for necessary variances, for L-17808 as recommended by Staff with dedication of right-of-way to a 35' width from centerline of Lewis and Waive the Subdivision Regulations requiring conformance with the Street Plan as recommended by Staff.

\* \* \* \* \*

**ACCESS CHANGE ON PLATTED LOT:**

East 41st Industrial Park (2693)  
7024 East 41st Street

(PD-18)(CD-5)

**Staff Comments**

Mr. Jones informed that the change of access is to change one access point in the middle of the tract to two on either side. He advised that Traffic Engineering has expressed approval, and therefore, Staff recommends **APPROVAL** of the access change as presented.

There were no interested parties present.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Homer, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **APPROVE** Access Change on Platted Lot for East 41st Industrial Park as recommended by Staff.

\* \* \* \* \*

**LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

<u>L-17687 Gretta Dugan (2484)</u> 9901 S. Lynn Lane Rd.	(PD-19)(County) AG
<u>L-17828 Michael Soetaert (2413)</u> 9111 N. Memorial Dr.	(PD-15)(County) AG
<u>L-17830 Sand Springs Home (392)</u> 2730 Charles Page Blvd.	(PD-10)(CD-1) IM
<u>L-17831 Ted Bowen (492)</u> 531 S. 46th W. Ave.	(PD-10)(CD-1) RM-1
<u>L-17832 Herb Weaver (2423)</u> 156th St. N. between Memorial Dr. & Mingo Rd.	(PD-14)(County) AG
<u>L-17833 Bank of Oklahoma (283)</u> SW/c of E. 61st St. S. & S. Memorial Dr.	(PD-18)(CD-7) CS
<u>L-17834 Various (Applicant: TDA) (1292)</u> S. Denver between 9th St. S. & 14th St. S.	(PD-1)(CD-4) CBD/OL
<u>L-17835 Paddock (392)</u> 125 S. Gilcrease Museum Rd.	(PD-10)(CD-4) IM

**Staff Comments**

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Neely "absent") to **RATIFY** the above-listed lot-splits having received prior approval.

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**CONTINUED ZONING PUBLIC HEARING:**

Amendment to the City and County Zoning Codes pertaining to the classification of Homeless Shelter, Emergency and Protective Shelter, Residential Treatment Center and other similar uses and the consideration of spacing requirements between such uses.

Chairman Doherty asked for Staff presentation of the proposal.

**Staff Comments**

Mr. Gardner noted that during the summer of 1993 TMAPC reviewed alternatives A and B and approved alternative B, which was supported by Staff and the Legal Department. This recommendation was then forwarded to the City Council who returned it to the Planning Commission for additional hearings and study. The second public hearing was then held October 27, 1993 and it was continued to this date. Mr. Gardner presented alternative proposals A-D, which are attached to the end of the minutes. He then gave a comparison of the proposed alternatives.

### Interested Parties

#### John Moody

6846 South Canton, Ste. 120 74136

Mr. Moody, attorney for Twelve and Twelve Transition House, Inc., a drug and alcohol rehabilitation and transition center, expressed support of Alternative B. For the record, Mr. Moody reintroduced a letter he hand delivered on October 27, 1993 illustrating his position with respect to the proposals. Mr. Moody summarized the text, declaring that he still believes that there has not been any effective studies or evidence to support a change of eliminating transitional living centers and residential treatment centers from Use Unit 5 and moving them to Use Unit 2. Mr. Moody also introduced a summary of 40 studies, which at the time this study was conducted, March 1986, represented all of the major studies available addressing primarily group homes and also special populations including dependent neglected children, the elderly, alcohol and drug abusers, teenagers under court commitment and prison pre-parolees. He informed that the conclusions of the studies determined that, with regard to analysis of property values and crime, there is no relationship between decreasing property values or increase in crime for any of the mentioned facilities being located in a residential area. Mr. Moody declared that perceptions or fears that these things might happen are unsubstantiated.

Mr. Moody disclosed that the impetus to change the Zoning Code grew out of concern of how to treat emergency and day centers or emergency shelters and expanded to include residential treatment centers and transitional living centers. He declared that no evidence has been presented warranting any change in the Zoning Code as is being proposed. Mr. Moody questioned whether the Planning Commission has conducted a study to determine if there has been a decrease in property value or increase in crime by studying existing transitional living and treatment centers in the City of Tulsa. He referred to letter submitted earlier from property owners in the area of Twelve and Twelve expressing that they are considered good neighbors.

Mr. Moody addressed Staff's review of materials he submitted noting it concentrated on the homeless rather than transitional living and treatment centers. Mr. Moody informed of standards and state regulations his client must comply with. Mr. Moody noted that since Twelve and Twelve, Inc., acquired Skyline Center there have been two office buildings adjacent to the subject property which have sold to major concerns dispelling the image that property values are affected negatively. He noted that since acquiring the property it has been better maintained than when it was used as a hotel/restaurant. Mr. Moody acknowledged that there is an attitude in the community that these types of facilities may cause problems, thereby instituting BOA review. He expressed concern that BOA is inconsistent in dealing with these requests. Mr. Moody questioned imposing regulations regarding size of these facilities and believes it to be discriminatory. Mr. Moody reminded the Planning Commission that under ADA, recovering alcoholics and addicts are classified as disabled individuals, thereby allowing them to locate without approval in residential districts. Mr. Moody asked the Planning Commission to consider approval of Proposal B.

Chairman Doherty asked what zoning category Mr. Moody would propose residential treatment centers be located.

Mr. Moody believes that they more appropriately belong in residential, multifamily, office districts and commercial, under some circumstances. He deemed that multifamily and office uses would be best, acknowledging that it would have the least impact in office and commercial districts.

Chairman Doherty asked if Mr. Moody perceived a problem with treating residential treatment centers as a hotel. Mr. Moody advised that he saw no problem with this.

**Jerry Carlton**

**6333 East Skelly Drive 74135**

Mr. Carlton, President of Twelve and Twelve, Inc., gave an overview of licensing requirements and regulations with which they must comply. He informed that Twelve and Twelve is the only treatment center in the state which offers an entire treatment program, from a medically supervised detoxification through residential treatment through a transitional living center, out-patient, and continuing care for clients and their families. He addressed the public's views on substance abuse as a socio-economic problem. Mr. Carlton informed that their mission is not just for the indigent, but stated that their clients come from every level of society in the community. Mr. Carlton described the condition the hotel was in when Twelve and Twelve purchased it, finding discarded drug paraphernalia within. He commented on society's perception of acceptable operations not always being what they appear.

**Jim Norton**

**201 West 5th Street, Suite 450 74103**

President, DTU

Mr. Norton expressed respect for the Twelve and Twelve facility, and noted that if all such facilities were operated as theirs were there would be no need for an amendment. He supports the proposals which support BOA approval. Mr. Norton cited examples of facilities the BOA has approved. He deemed these facilities to be of such a special nature that they should be reviewed on a case-by-case basis. Mr. Norton supports the present spacing requirement of one-quarter mile, and expressed support of Alternative D. He acknowledged that with revisions Alternative C might be acceptable.

**Norma Turnbo**

**1822 South Cheyenne 74119**

**District 7 Co-Chair**

Ms. Turnbo voiced concern over the many single-family neighborhoods with RM-2 zoning and expressed support of BOA review for these types of facilities. Ms. Turnbo expressed support of Alternative D.

Since there were no other individuals present wishing to address the Planning Commission, Chairman Doherty declared the public comment portion closed.

**TMAPC Review**

There was discussion over how many transitional living centers are in Tulsa and the problems being experienced with those in existence.

Chairman Doherty suggested that the Planning Commission be given additional time to consider input on the issues presented and for the Rules and Regulations Committee to hold an additional meeting before making a recommendation.

Ms. Pace noted that consideration needs to be given to the older parts of the city, where these facilities are likely to locate, where setback is of concern to protect existing neighborhoods.

Mr. Parmele expressed support of returning this item to committee in order to prepare a recommendation.

Mr. Parmele announced that the Rules and Regulations Committee will meet February 2, at 11:30 a.m. in the INCOG large conference room.

**TMAPC Action; 7 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Neely "absent") to **CONTINUE** the Amendment to the City and County Zoning Codes pertaining to the classification of Homeless Shelter, Emergency and Protective Shelter, Residential Treatment Center and other similar uses and the consideration of spacing requirements between such uses to February 9, 1994.

\* \* \* \* \*

**ZONING PUBLIC HEARING**

Application No.: **PUD506/Z-6433** Present Zoning: AG  
Applicant: Tim Terrel Proposed Zoning: CO, CS, RM-O, RS-3 & PUD  
Location: Southwest corner of 91st Street South and South Garnett Road  
Date of Hearing: January 19, 1994

**Relationship to the Comprehensive Plan:**

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity - No Specific Land Use with Medium Intensity - No Specific Land Use in the northeast corner, which is designated as a 660' node at the intersection of 91st Street S. and S. Garnett Road. A 600' wide strip adjacent to the Mingo Valley Expressway is designated Corridor.

According to the Zoning Matrix the requested CS, CO, RM-O and RS-3 District are in accordance with the Plan Map.

**Staff Comments:**

**Site Analysis:** The subject property is approximately 158.2 acres in size. It is nonwooded, is rolling, and contains a single-family dwelling and accessory buildings and a number of ponds.

**Surrounding Area Analysis:** The subject tract is abutted on the north and west by vacant property, zoned CO, RM-O and RS-3; to the south by a church, zoned AG and to the east by single-family dwellings, commercial uses and vacant land within the Broken Arrow City Limits.

**Zoning and BOA Historical Summary:** The history of zoning actions in this area indicates that Corridor zoning has been approved along the east side of S. Mingo Road and north and west of the subject tract. The Comprehensive Plan supports a Medium Intensity node at the intersection of 91st Street and S. Garnett and Corridor zoning along the freeway.

Therefore, Staff recommends **APPROVAL** of Z-6433.

**AND**

**PUD-506:** Southwest corner of East 91st Street South and South Garnett Road.

The applicant is proposing a mixed use development on 158.2 acres. A rezoning application (Z-6433) for CS, CO, RM-0 and RS-3 also accompanies the PUD application. The Comprehensive Plan designates East 91st Street South and South Garnett Road as a Type II node (10 acres). Also, the northwest corner of the PUD is designated Corridor and Medium Intensity adjacent to the Mingo Valley Expressway. The southwest and southern portion of the PUD is within the area proposed for the Broken Arrow Loop. Staff can support the spread of the commercial node proposed, as well as the Hotel/Office use in the northwest corner, but feels the higher intensity uses should not be spread to the interior of the PUD. Therefore, Staff is recommending a rearrangement of uses in the remainder of the PUD.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 506 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD-506 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. **Development Standards:**

Land Area (Gross)	158.2 acres
(Net)	152.2 acres

**TRACT "A"**

Land Area (net):	17.3 acres
Permitted Uses:	As permitted by right in a CS District *
Maximum Building Floor Area:	217,800 SF
Minimum Landscaped Open Space:	10% of Lot Area
Minimum Building Setbacks:	
From Abutting Public/Private Street R/W:	50 feet
From Residential Development Area:	50 feet
Maximum Building Height:	35 feet

Signs shall comply with Section 1103.B.2 of the Tulsa Zoning Code. In addition, no ground sign shall be located within 150' of a residential development area.

\* Use Unit 12a uses shall comply with the requirements of Section 1212a. Dance halls shall be at least 300' from a residential development area. No outdoor advertising signs are permitted.

**TRACT "B"**

Land Area (net): 9.2 acres  
Permitted Uses: Use Unit 8 \*  
Maximum Dwelling Units: 230 units  
Bulk and Area Requirements: Same as RM-1 District

\* Use Unit 5, 6, 7 and 7a uses may be permitted by Minor Amendment.

**TRACT "C"**

Land Area (net): 5.5 acres  
Permitted Uses: Use Unit 8 \*  
Maximum Dwelling Units: 120 units  
Bulk and Area Requirements: Same as RM-1 District

\* Use Unit 5, 6, 7 and 7a uses may be permitted by Minor Amendment.

**TRACT "D"**

Land Area (net): 14.7 acres  
Permitted Uses: Use Unit 6 \*  
Maximum Dwelling Units: 57 units  
Bulk and Area Requirements: Same as RS-3 District

\* Use Unit 5 uses may be permitted by Minor Amendment.

**TRACT "E"**

Land Area (net): 60.3 acres  
Permitted Uses: Use Unit 6 \*  
Maximum Dwelling Units: 243 units  
Bulk and Area Requirements: Same as RS-3 District

\* Use Unit 5 uses may be permitted by Minor Amendment.

**TRACT "F"**

Land Area (net): 6.3 acres  
Permitted Uses: Use Units 7 & 7a \*  
Maximum Dwelling Units: 50 units  
Bulk and Area Requirements: Same as RT District

\* Use Unit 5 and 6 uses may be permitted by Minor Amendment.

TRACT "G"

Land Area (net):	7.2 acres
Permitted Uses:	Use Units 8 & 11 *
Maximum Building Floor Area (Use Unit 11):	120,000 SF **
Maximum Dwelling Units:	200 **
Bulk and Area Requirements:	
For Use Unit 8:	Same as RM-1 District
For Use Unit 11:	Same as OM District

\* Use Unit 5, 6, 7 and 7a uses may be permitted by Minor Amendment.

\*\* For every 600 SF of Use Unit 11 buildings or fraction thereof the number of permitted dwelling units shall be reduced by one and vice versa.

TRACT "H"

Land Area (net):	10.7 acres
Permitted Uses:	Use Units 10, 11 and hotels & motels
Maximum Building Floor Area:	225,000 SF
Bulk and Area Requirements:	Same as CS District
Business Signs:	As permitted by Chapter 11 for areas in a Commercial District.

3. A collector street system shall be developed to service the various development areas. No single-family dwelling unit lots shall front exclusively on a collector or an arterial street.
4. Unused dwelling units from one Tract may be permitted to be transferred to another Tract by Minor Amendment if both Tracts are in common ownership.
5. No Zoning Clearance Permit shall be issued for Tracts A, B, C, I, J & K within the PUD until a Detail Site Plan, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. A Detail Landscape Plan for Tracts A, B, C, I, J & K shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for Tracts A, B, C, I, J & K prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
7. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. All trash, mechanical and equipment in non-single-family residential areas shall be screened from public view by persons standing at ground level.

9. All parking lot lighting shall be directed downward and away from adjacent residential areas.
10. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a non-single-family residential development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
11. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City beneficiary to said Covenants.
12. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

Mr. Stump advised that the applicant has expressed agreement with Staff recommendations.

Other than the applicant, there were no interested parties present.

**TMAPC Action; 7 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Neely "absent") to recommend **APPROVAL** of Z-6433 and PUD 506 as recommended by Staff.

**LEGAL DESCRIPTION PUD 506**

The Northeast Quarter of Section 19, T-18-N, R-14-E, Tulsa County, Oklahoma, less and except the following: a strip, tract or parcel of land lying in and being a part of the NE/4, Section 19, T-18-N, R-14-E, Tulsa County, Oklahoma, and more particularly described as follows: Beginning at the northwest corner of said NE/4; thence East along the North line of said NE/4 a distance of 850.00'; thence South 0°01'56" East a distance of 60.00'; thence West on a line parallel to and 60.00' South of said North line a distance of 350.00'; thence South 01°01'56" East a distance of 80.00'; thence West on a line parallel to and 140.00' South of said North line a distance of 100.00'; thence South 01°01'56" East a distance of 25.00'; thence Westerly on a line parallel to and 165.00' South of said North line a distance of 399.06' to a point on the West line of said NE/4; thence North along said West line a distance of 165.00' to the Point of Beginning, containing 1.83 acres, more or less.

**LEGAL DESCRIPTION Z-6433**

CS - Commercial Shopping  
Barlow Nelson Property

A strip, tract, or parcel of land lying in and being a part of the Northeast Quarter of Section 19, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

The North 660 feet of the East 660 feet of the Northeast Quarter of said Section 19, said tract containing 435600 square feet, or 10.0 acres, more or less.

CO - Corridor  
Barlow Nelson Property

A strip, tract, or parcel of land lying in and being a part of the Northeast Quarter of Section 19, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South along the West line of said NE/4 a distance of 165.00 feet to the Point of Beginning; thence Easterly on a line parallel with and 165.00 feet South of the North line of said NE/4 a distance of 399.06 feet; thence N 01°01'56" W a distance of 25.00 feet; thence Easterly on a line parallel with and 140.00 feet South of said North line a distance of 100.00 feet; thence N 01°01'56" W a distance of 80.00 feet; thence Easterly on a line parallel with and 60.00 feet South of said North line a distance of 131.01 feet; thence S 24°57'11" W a distance of 1422.41 feet to a point on said West line; thence Northerly along said West line a distance of 1185.00 feet to the Point of Beginning, said tract containing 356740 square feet or 8.2 acres, more or less.

RS-3 - Single Family Residential  
Barlow Nelson Property

A strip, tract, or parcel of land lying in and being a part of the Northeast Quarter of Section 19, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

The Northeast Quarter of said Section 19, LESS AND EXCEPT the following:

Beginning at the Northwest Corner of said Section 19; thence Easterly on the North line of said Section a distance of 990.89 feet; thence S 24°57'11" W a distance of 2234.86 feet to a point on the West line of said Northeast Quarter; thence Northerly along said West line a distance of 2026.81 feet,

AND LESS AND EXCEPT the following:

The North 960.00 feet of the East 960.00 feet of the Northeast Quarter of said Section 19, said tract containing 5042410 square feet, or 115.8 acres, more or less.

RM-O - Multi-Family Residential  
Barlow Nelson Property

Western tract:

A strip, tract, or parcel of land lying in and being a part of the Northeast Quarter of Section 19, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

Beginning at a point on the North line of said Section, said point being located a distance of 850.00 feet Easterly of the Northwest Corner of said Northeast Quarter; thence Easterly along said North line a distance of 140.88 feet; thence S 24°57'11" W a distance of 2234.88 feet to a point located on the West line of said NE/4; thence Northerly along said West line a distance of 676.81 feet to a point located 1350.00 feet South of said Northwest Corner; thence N 24°57'11" E a distance of 1422.41 feet; thence Easterly on a line parallel with and 60.00 feet South of said North line a distance of 218.99 feet; thence N 01°01'56" W a distance of 60.00 feet to the Point of Beginning, said tract containing 546247 square feet or 12.5 acres, more or less.

Eastern tract:

A strip, tract, or parcel of land lying in and being a part of the Northeast Quarter of Section 19, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

The North 960.00 feet of the East 960.00 feet of the Northeast Quarter of said Section 19, Less and Except the North 660 feet of the East 660 feet, said tract containing 486000 square feet, or 11.2 acres, more or less.

\* \* \* \* \*

**CONTINUED ZONING PUBLIC HEARING:**

ZONING PUBLIC HEARING

Application No.: Z-6429-SP-1

Applicant: Kennedy

Location: Corridor Site Plan - 3601 East 51st Street South.

Date of Hearing: January 19, 1994

The applicant is proposing to convert an existing one-story office building into a mixed use building with a restaurant as well as retail and office space. In order to provide adequate parking, the north 60' of the building is to be removed. Staff recommends **APPROVAL** of the Corridor Site Plan subject to the following conditions:

Permitted Uses	Use Units 11, 12, 13 and 14
Maximum Building Floor Area (total)	8127 SF
Use Units 13 and 14 uses shall not exceed	2785 SF
Use Unit 11 uses shall not exceed*	8127 SF
Use Unit 12 uses shall not exceed	2972 SF

Wall signs shall not exceed 2 SF per lineal foot of building walls to which they are attached.

Ground signs shall be limited to the existing sign on the 51st Street frontage and one sign on the I-44 frontage, which shall not exceed 25' in height nor 125 SF of display surface area.

Outdoor advertising signs are prohibited.

\* Medical & Dental Offices, Clinics and laboratories are not permitted unless approved by Minor Amendment by the TMAPC.

The applicant indicated agreement with Staff recommendation.

There were no interested parties present.

**TMAPC Action; 7 members present:**

On **MOTION** of **WILSON**, the TMAPC voted 7-0-0 (Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Neely "absent") to recommend **APPROVAL** of Z-6429-SP-1 Corridor Site Plan as recommended by Staff.

**LEGAL DESCRIPTION**

All of the West 159.33' of Lot 2, Moreland Addition, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

\*\*\*\*\*

ZONING PUBLIC HEARING

Application No.: **PUD-260-B-1**

Applicant: Roy Johnsen

Location: East of the northeast corner of East 71st Street South and South Yale Avenue.

Date of Hearing: January 19, 1994

Presentation to TMAPC: Roy Johnsen

Minor Amendment to increase signage and permit an additional access.

Staff Comments:

The applicant is requesting to increase the permitted ground signage from an 8' high sign up to 64 SF in size to an 18' high ground sign up to 110 SF in size. Also, they are requesting an additional access point onto East 71st Street South at the west property line of the lot. This would be a right-turn-only access point.

Staff can support liberalizing the sign restriction somewhat since much larger signs were permitted in more recently approved PUDs to the east and north. The example of the ground sign submitted does not, however, require 110 SF of display surface area. Staff would recommend approving a sign up to 18' high with a maximum of 67 SF of display surface area and in addition allow a time and temperature sign of up to 10 SF in size.

Staff can also support another access point that is right-turn-only so long as its location is approved by City Traffic Engineering and Public Works.

**DETAIL SITE PLAN**

If PUD-260-B-1 is approved, Staff recommends APPROVAL of the Site Plan for a Valley National Bank Drive-thru facility on Lot 3, Block 1, conditioned upon Traffic Engineering and Public Works approving the location of the new access point.

**DETAIL SIGN PLAN**

If PUD-260-B-1 is approved, Staff recommends APPROVAL of the ground sign and two wall signs.

Mr. Johnsen expressed agreement with Staff recommendation.

There were no interested parties in attendance.

**TMAPC Action; 6 members present:**

On MOTION of WILSON, the TMAPC voted 6-0-0 (Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Carnes, Ballard, Broussard, Harris, Neely "absent") to recommend APPROVAL of PUD 260-B-1 Minor Amendment, Detail Site Plan and Detail Sign Plan as recommended by Staff.

**LEGAL DESCRIPTION**

Lot 3, Block 1 Hyde Park, Tulsa County, Oklahoma.

\*\*\*\*\*

**OTHER BUSINESS:**

**PUD-287:** Revised Detail Site Plan - north of the northwest corner of East 71st Street South and South Utica Avenue (lots 5 and 6).

The applicant is proposing to construct a 7,040 SF non-medical office building on Lots 5 and 6, Block 1, South Utica Place. Lot 5 already contains parking spaces which are now used to meet the off-street parking requirements of an office building on Lot 4. The 34 spaces shown on Lots 5 and 6 and the 13 spaces on Lot 4 will meet the off-street parking requirements for the two buildings for non-medical office uses. Staff finds the Revised Detail Site Plan in conformance with the PUD conditions and recommends **APPROVAL**.

There were no interested parties in attendance.

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Carnes, Harris, Neely "absent") to **APPROVE** PUD 287 Detail Site Plan for lots 5 and 6 as recommended by Staff.

\* \* \* \* \*

Joseph Westervelt request to address Planning Commission concerning access within PUD-378 (SW/c of E. 101st St. S. & S. Memorial Dr.).

Mr. Westervelt reminded the Planning Commission of the details regarding this tract. He summarized conversations with Albertson's, alleging that Albertson's representative indicated that they may hold the subject property unplatted and grade their tract in such a manner as to make access between the properties impossible, unless QuikTrip allows them to control the out-parcel QuikTrip owns. Mr. Westervelt suggested that Albertson's grading plan be tied to the release of plat so they must comply with conditions the Planning Commission imposed.

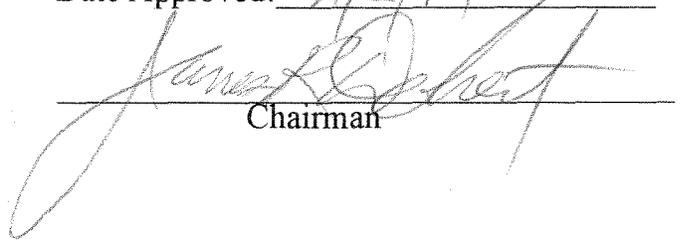
It was the consensus of the Planning Commission to instruct Staff to follow this application to ensure their original intent is carried out.

Mr. Stump suggested the Planning Commission request a grading plan at site plan review and to notify Public Works to deny issuance of a permit until a grading plan is submitted.

Chairman Doherty instructed Staff to inform Albertson's that TMAPC will consider requiring submittal of a grading plan prior to approval of the Final Plat and Detail Site Plan for the subject development, and the date this will be on the Planning Commission agenda for consideration to ensure appropriate conditions are met.

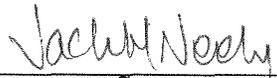
There being no further business, the Chairman declared the meeting adjourned at 3:25 p.m.

Date Approved: 2/2/94

  
\_\_\_\_\_

Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary



## HOMELESS SHELTER AND OTHER COMMUNITY SERVICES

## ALTERNATIVE PROPOSAL A

## SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

## A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

## B. Included Uses:

Adult Detention Center  
 Airport, Heliport  
 Bus Station  
 Cemetery  
 Construction facilities (off site)  
 Convict Pre-release Center  
 Correctional Community Treatment Center  
 Crematory  
 Governmental Services, NEC  
 Homeless Shelter  
 Hydro-electric Generation Plant  
 Jail  
 Juvenile Delinquency Center  
 Mausoleum  
 Post Office  
 Prison  
 Rifle and Skeet Range, Gun Club  
 Sanitary Land Fill  
 Sewage Disposal Facility  
 Water Treatment Plant  
 Uses which utilize tents, canopies or open air activities\* such as:  
     Carnival  
     Christmas tree sales  
     Circus  
     Fruit and vegetable sales  
     Plant sales  
     Other sale of merchandise  
     Tent Revival

\* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

**C. Use Conditions**

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
  - a. The use may continue for a period not to exceed two years in the same location.
  - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
  - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Detention/Correctional and Homeless Shelter Facilities:** To avoid clustering, detention/correctional and homeless shelter facilities shall not be located on a lot within one-thousand feet (1,000') from any other lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

**SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES****A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

**B. Included Uses:**

Aquarium  
 Art Gallery, not operated for profit  
 Children's Nursery  
 Church  
 College  
 Community Center  
 Community Group Home  
 Convent, Monastery and Novitiate  
 Cultural Facility, NEC  
 Day Camp  
 Emergency and Protective Shelter  
 Golf Course  
 Hospital  
 Library  
 Marina  
 Museum  
 Nursing Home  
 Planetarium  
 Private Club or Lodge, the chief activity of which is  
 a service not carried on as a business.  
 Public Park  
 Public Tennis Court  
 Residential Treatment Center  
 Schools, offering a compulsory education curriculum  
 Transitional Living Center  
 University

**C. Use Conditions****1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

**2. Schools:**

a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. College, university, hospital: A minimum site area of one acre shall apply.

4. Residential treatment center, transitional living center, emergency or protective shelter: To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4-mile one-thousand feet (1,320 1,000 feet) from any other lot containing such facilities or detention/correctional facility. The Board of Adjustment, however, may, as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

5. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

6. Community Group Home, Convent, Monastery and Novitiate: The maximum floor area ratio is .5.

7. Aquarium, day camp, museum, planetarium and private club or lodge when located within an AG, RE or RS District shall have a minimum lot area of one acre.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

**SECTION 1608. SPECIAL EXCEPTION****A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Modification of restrictions as provided within Section 208;
3. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
6. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
7. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
8. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
9. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
10. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
11. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
12. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1409 and 1410;
14. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1410; and
15. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
16. The clustering of residential treatment center, transitional living center, emergency and protective shelter and detention/correctional facility as provided in Chapter 12.

**B. Application**

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

**Dwelling, Townhouse:** A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

**Dwelling, Single-Family Detached:** A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

**Dwelling Unit:** A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

**Elderly/Retirement Housing:** A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

**Emergency and Protective Shelter:** A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for families and children and/or abused, and displaced individuals. ~~;- or -transient-children-or-adults-~~ These facilities would typically be smaller than homeless shelters.

**Family:** One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over six persons, including any roomers, boarders and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resident elderly or disabled persons (mentally and/or physically impaired with at least one, but not more than two resident staff persons shall be considered a family.

**Family Day Care Home:** A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

**Flashing Illumination:** A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

**Floor Area:** The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

**Floor Area Ratio (FAR):** The floor area of a building or buildings on a lot divided by the lot area.

**Foster Home:** A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

**Freeway:** A street designated as a freeway on the Major Street Plan.

**Freeway Sign Corridor:** An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

**Frontage:** The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

**Habitable Floor:** Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

**Height, Building:** The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

**Height, Sign:** The vertical distance measured from the curb level to the highest point of the sign.

**Home Occupation:** That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

**Homeless Shelter:** A facility whose primary purpose is to provide for the shelter needs of the homeless population. Related services that are provided to the homeless in such a facility may include meals, clothing, bathing facilities, minor health care, counseling and job placement services.

**Intoxicating Beverages:** All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

**Junk and Salvage Yard:** An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires; salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

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## HOMELESS SHELTER AND OTHE COMMUNITY SERVICES

## ALTERNATIVE B

## SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

## A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

## B. Included Uses:

Adult Detention Center  
 Airport, Heliport  
 Bus Station  
 Cemetery  
 Construction facilities (off site)  
 Convict Pre-release Center  
 Correctional Community Treatment Center  
 Crematory  
**Emergency and Protective Shelter**  
 Governmental Services, NEC  
 Hydro-electric Generation Plant  
 Jail  
 Juvenile Delinquency Center  
 Mausoleum  
 Post Office  
 Prison  
**Residential Treatment Center**  
 Rifle and Skeet Range, Gun Club  
 Sanitary Land Fill  
 Sewage Disposal Facility  
**Transitional Living Center**  
 Water Treatment Plant  
 Uses which utilize tents, canopies or open air activities\* such as:  
     Carnival  
     Christmas tree sales  
     Circus  
     Fruit and vegetable sales  
     Plant sales  
     Other sale of merchandise  
     Tent Revival

\* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

**C. Use Conditions**

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
  - a. The use may continue for a period not to exceed two years in the same location.
  - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
  - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Emergency and Protective Shelter, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,00 SF plus 1 per each add'l 100,000 SF of floor area
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

**SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES****A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

**B. Included Uses:**

Aquarium  
 Art Gallery, not operated for profit  
 Children's Nursery  
 Church  
 College  
 Community Center  
 Community Group Home  
 Convent, Monastery and Novitiate  
 Cultural Facility, NEC  
 Day Camp  
 -----~~Emergency and Protective Shelter~~  
 Golf Course  
 Hospital  
 Library  
 Marina  
 Museum  
 Nursing Home  
 Planetarium  
 -----  
 Private Club or Lodge, the chief activity of which is  
 a service not carried on as a business.  
 Public Park  
 Public Tennis Court  
 -----~~Residential Treatment Center~~  
 Schools, offering a compulsory education curriculum  
 -----~~Transitional Living Center~~  
 University

**C. Use Conditions****1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

**2. Schools:**

a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

**3. College, university, hospital:** A minimum site area of one acre shall apply.

~~4. Residential treatment center, transitional living center, emergency or protective shelter: To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities or detention/correctional facility.~~

**4. 5. Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

**5. 6. Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

**6. 7. Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, planetarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
<del>Emergency and Protective Shelter</del>	<del>1 per 1,000 SF of floor area</del>	<del>1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area</del>
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
<del>Residential Treatment Center, and Transitional Living Center and other such residential facilities-NEC</del>	<del>1 per 1,000 SF of floor area</del>	<del>1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area</del>
Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

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## HOMELESS CENTER AND OTHER COMMUNITY SERVICES

## PROPOSAL C

## SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

## A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

## B. Included Uses:

Adult Detention Center  
 Airport, Heliport  
 Bus Station  
 Cemetery  
 Construction facilities (off site)  
 Convict Pre-release Center  
 Correctional Community Treatment Center  
 Crematory  
 Governmental Services, NEC  
**Homeless Center**  
 Hydro-electric Generation Plant  
 Jail  
 Juvenile Delinquency Center  
 Mausoleum  
 Post Office  
 Prison  
 Rifle and Skeet Range, Gun Club  
 Sanitary Land Fill  
 Sewage Disposal Facility  
 Water Treatment Plant  
 Uses which utilize tents, canopies or open air activities\* such as:  
     Carnival  
     Christmas tree sales  
     Circus  
     Fruit and vegetable sales  
     Plant sales  
     Other sale of merchandise  
     Tent Revival

\* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

**C. Use Conditions**

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.

**4. Construction Facilities:**

- a. The use may continue for a period not to exceed two years in the same location.
  - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
  - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Detention/Correctional and Homeless Center Facilities:** To avoid clustering, detention/correctional and homeless center facilities shall not be located on a lot within twelve hundred feet (1,200') from any other lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

**SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES****A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

**B. Included Uses:**

Aquarium  
 Art Gallery, not operated for profit  
 Children's Home  
 Children's Nursery  
 Church  
 College  
 Community Center  
 Community Group Home  
 Convent, Monastery and Novitiate  
 Cultural Facility, NEC  
 Day Camp  
 Emergency and Protective Shelter  
 Golf Course  
 Hospital  
 Library  
 Marina  
 Museum  
 Nursing Home  
 Planetarium  
 Private Club or Lodge, the chief activity of which is  
 a service not carried on as a business.  
 Public Park  
 Public Tennis Court  
 Residential Treatment Center  
 Schools, offering a compulsory education curriculum  
 Transitional Living Center  
 University

**C. Use Conditions****1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

**2. Schools:**

a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. **College, university, hospital:** A minimum site area of one acre shall apply.

4. **Residential treatment center, transitional living center, emergency or protective shelter:** To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within ~~1/4-mile~~ **twelve hundred feet** (1,320 ~~1,200~~ feet) from any other lot containing such facilities or detention/correctional facility or homeless center. The Board of Adjustment, however, may, as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

5. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

6. **Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

7. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

**SECTION 1608. SPECIAL EXCEPTION****A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Modification of restrictions as provided within Section 208;
3. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
6. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
7. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
8. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
9. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
10. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
11. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
12. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1409 and 1410;
14. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1410; and
15. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
16. The clustering of homeless center, residential treatment center, transitional living center, emergency and protective shelter and detention/correctional facility as provided in Chapter 12.

**B. Application**

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

**Dwelling, Townhouse:** A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

**Dwelling, Single-Family Detached:** A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

**Dwelling Unit:** A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

**Elderly/Retirement Housing:** A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

**Emergency and Protective Shelter:** A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for abused or displaced or-transient children or adults.

**Family:** One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over six persons, including any roomers, boarders and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resident elderly or disabled persons (mentally and/or physically impaired with at least one, but not more than two resident staff persons shall be considered a family.

**Family Day Care Home:** A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

**Flashing Illumination:** A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

**Floor Area:** The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

**Floor Area Ratio (FAR):** The floor area of a building or buildings on a lot divided by the lot area.

**Foster Home:** A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

**Freeway:** A street designated as a freeway on the Major Street Plan.

**Freeway Sign Corridor:** An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

**Frontage:** The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

**Habitable Floor:** Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

**Height, Building:** The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

**Height, Sign:** The vertical distance measured from the curb level to the highest point of the sign.

**Home Occupation:** That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

**Homeless Center:** A facility whose primary purpose is to provide for the needs of transient or homeless persons one day at a time. The services provided include some or all of the following: sleeping accommodations, meals, clothing, bathing facilities, minor health care, counseling and job placement services. These facilities usually serve a large population, one to four-hundred persons, and the persons using the facilities have a tendency to loiter in the vicinity of the center and are not under any supervision except when on the premises of the homeless center.

**Intoxicating Beverages:** All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

**Junk and Salvage Yard:** An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

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**HOMELESS CENTER & OTHER COMMUNITY SERVICES  
ALTERNATIVE D**

**CHAPTER 3**

**AGRICULTURE DISTRICT PROVISIONS**

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

**SECTION 300. PURPOSES OF AGRICULTURE DISTRICT**

The Agriculture District is designed to:

- A. Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B. Discourage wasteful scattering of development in rural areas.
- C. Obtain economy of public fund expenditures for improvements and services.

**SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT**

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

**Table 1**

Use Units Permitted in the Agriculture District\*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection & Utility Facilities	X
5.	<del>Community Services &amp; Similar Uses</del>	<del>E</del>
6.	Single-Family Dwelling	X
8.	<b>Multifamily Dwelling &amp; Similar Uses</b>	<b>E**</b>
9.	Manufactured Home Dwelling	E
11.	<b>Offices, Studios &amp; Support Services</b>	<b>E***</b>
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

\*X = Use by Right

\*\* = **Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the AG District.**

\*\*\* = **Adult day care & children's nursery are the only uses within Use Unit 11 permitted by special exception in the AG district.**

E = Special Exception

## SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Residential Districts\*

Use		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E	E	E
5.	<del>Community Services &amp; Similar Uses</del>	<del>E</del>	<del>E</del>	<del>E</del>	<del>E</del>	<del>E***</del>	<del>E</del>
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E6	E6	E6		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E****	
11.	Offices and Studios					E*****	

\*X = Use by Right

E = Special Exception

\*\* = Duplexes permitted only in RS-3 and RS-4 Districts.

~~\*\*\* = Community group home permitted by right in an RM District.~~

\*\*\*\* = In RM-2 and RM-3 Districts only.

\*\*\*\*\* = In RM-1, RM-2, and RM-3 Districts only.

6 = Community group home convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the RE, RS and RD districts.

**SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS**

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

**Table 1  
Use Units Permitted in Office Districts\***

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E
<del>5.</del>	<del>Community Services &amp; Similar Uses</del>	<del>E</del>	<del>X****</del>	<del>X****</del>	<del>X****</del>
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
19.	Hotel, Motel and Recreational Facilities****			E	E

- \*X = Use by Right
- E = Special Exception
- \*\*Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.
- \*\*\*\*Limited to hotel and motel
- ~~\*\*\*\*\*Emergency and protective shelter permitted by special exception only.~~

## SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Commercial Districts\***

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities	X	X	X	X
<del>5.</del>	<del>Community Services and Similar Uses</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

\*X = Use by Right

E = Special Exception

## SECTION 801

**Table 1**  
**Use Units Permitted in Corridor Districts**

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
<del>5.</del>	<del>Community Services &amp; Similar Uses</del>
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment Establishments and Eating Establishments Other than Drive-Ins
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

## SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

**A. Accessory Uses Permitted**

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

**B. Accessory Use Conditions**

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

## CHAPTER 8-A

### SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

#### SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

#### SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the scientific research district are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the scientific research district are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Scientific Research District\***

Use Units		District
No.	Name	SR
	1. Area-Wide Uses	X
	2. Area-Wide Special Exception Uses	E
	4. Public Protection and Utility Facilities	X
	<del>5. Community Services and Similar Uses</del>	<del>X**</del>
	10. Off-Street Parking Areas	X
	11. Offices and Studios	X
	22. Scientific Research and Development	X

\*X = Use by Right

E = Special Exception

~~\*\*Emergency and protective shelter by special exception only.~~

## SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Industrial Districts\***

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
<del>5.</del>	<del>Community Services and Similar Uses</del>	<del>E</del>	<del>E</del>	<del>E</del>
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

\*X=Use by Right  
E=Special Exception

**C. Use Conditions**

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

**D. Off-Street Parking and Loading Requirements. None****SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES****A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

**B. Included Uses:**

**Aquarium**  
 Adult Detention Center  
 Airport, Heliport  
**Art Gallery (NOP)**  
 Bus Station  
 Cemetery  
**Children's Home**  
**Church**  
**College**  
**Community Center**  
 Construction facilities (off site)  
 Convict Pre-release Center  
 Correctional Community Treatment Center  
 Crematory  
**Cultural Facility, NEC**  
**Day Camp**  
**Emergency and Protective Shelter**  
**Golf Course**  
 Governmental Services, NEC  
**Homeless Center**  
**Hospital**  
 Hydro-electric Generation Plant  
 Jail  
 Juvenile Delinquency Center  
**Library**  
**Marine**  
 Mausoleum  
**Museum**  
**Nursing Home**  
**Planetarium**  
 Post Office  
 Prison  
**Private Club or Lodge\***

**Public Park**  
**Public Tennis Court**  
**Residential Treatment Center**  
Rifle and Skeet Range, Gun Club  
Sanitary Land Fill  
**Schools\*\***  
Sewage Disposal Facility  
**Transitional Living Center**  
**University**  
Uses which utilize tents, canopies or open air  
activities\*\*\* such as:  
    Carnival  
    Christmas tree sales  
    Circus  
    Fruit and vegetable sales  
    Plant sales  
    Other sale of merchandise  
    Tent Revival  
Water Treatment Plant

\* Chief activity is a service not carried on as a business.

\*\* Schools which offer a compulsory education curriculum.

\*\*\* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

### C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
  - a. The use may continue for a period not to exceed two years in the same location.
  - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
  - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Churches when located within an AG or R District:**
  - a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
  - b. No parking shall be permitted within a required front yard.
6. **Schools:**
  - a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.
7. **College, university, hospital:** A minimum site area of one acre shall apply.
8. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.
9. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

10. Spacing Standards: To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center shall not be located on a lot within twelve hundred feet (1,200) from any other lot containing such facilities. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

## D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools: Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

Other uses as may be required by the Board of Adjustment in granting the special exception use.

**SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES**

**A. Description.** Multifamily dwellings and similar uses.

**B. Included Uses:**

- Apartment
- Community Group Home
- Convent, Monastery, Novitiate
- Elderly/Retirement Housing
- Fraternity or Sorority House
- Life Care Retirement Center
- Multifamily Dwelling
- Rooming/Boarding House

### C. Use Conditions

#### 1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
  - b. Life care retirement center: The maximum floor area ratio is .5.
2. **Life Care Retirement Center:** The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.
  3. **Elderly/Retirement Housing:** Design requirements for elderly/retirement housing include as a minimum:
    - a. Elevators for multifamily structures over one story in height;
    - b. Emergency alarm systems in every dwelling unit; and
    - c. Safety "grab bars" in bathrooms.
  4. **Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

### D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Elderly/ Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None

Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

## SECTION 1211. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES

### A. Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

### B. Included Uses:

Abstract Company  
**Adult Day Care**  
 Advertising Agency  
 Artist's Studio  
 Broadcasting or Recording Studio  
**Children's Nursery**  
 Computing Service  
 Copying Service  
 Data Processing Service  
 Drafting Service  
 Dental Offices, Clinics, Laboratories and related Research  
 Facilities  
 Employment Agency  
 Financial Institution, other than pawn shop  
 Funeral Home  
 General Business Offices, excluding on premise sale of  
 Merchandise  
 Interior Design Consultant (no retail sales)  
 Medical Offices, Clinics, Laboratories and related Research  
 Facilities  
 Optician or Optical Laboratories  
 Photography Studio  
 Prescription Pharmacy, provided that no sundry or other  
 merchandise is sold or offered for sale  
 Studio or School for teaching ballet, dance, drama, fine arts,  
 music, language, business or modeling  
 Transportation Ticket Office  
 Travel Agency

SECTION 1211

C. Use Conditions

The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Adult Day Care	1 per 500 SF of floor area	NA
Children's Nursery	1 per 500 SF of floor area	NA
Funeral Home	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF; 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

